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Our File No.: 062771

**Via Email to regionalclerk@york.ca**

Committee of the Whole  
Regional Corporate Services Department  
Region of York  
Administrative Centre  
17250 Yonge Street, 4<sup>th</sup> Floor  
Newmarket, ON  
L3Y 6Z1

Dear Sirs/Mesdames:

**Re: Proposed Employment Area Mapping and Employment Conversion  
Committee of the Whole Meeting - October 15, 2020 Agenda Item F.1**

We are the solicitors for Baif Developments Ltd., the owner of 9.42 ha property (the “Baif Property”) in the northeast quadrant of Richmond Hill’s Headford Business Park (“Headford”).

The Baif Property, which is identified in the staff report for the above-noted item as RH7, lies immediately south of the 17.6 ha property owned by the Rice Commercial Group (the “Rice Property”) identified in the report as RH1. Together, the Rice Property and the Baif Property form an isolated triangle at the northeast corner of Headford, separated from the balance of Headford by a tributary of the Rouge Valley. The planning approvals for the Baif Property and the Rice Property have recognized their distinct characteristics arising from their isolation from the balance of Headford. The current land use permissions for these two properties, which were established through a number of OMB decisions, provide for a broader range of employment uses, including commercial uses, than the uses permitted in the balance of the business park.

The conversion requests made in respect of the Baif Property and the Rice Property are not supported by Regional staff, although Richmond Hill Council is on record as supporting the principle of adding permissions for the Rice Property that would allow for a complete mixed use community, including residential and hotel uses. The submission to this Committee from SGL Planning and Design, planning consultants for the Rice Commercial Group, appends the current master plan which provides for 4240 residential units and hotel suites together with over one million square feet of offices. If the Region supports the requested conversion for the Rice Property

to accommodate the uses envisaged by this master plan, it would be illogical to restrict the Baif Property to its current employment permissions.

In our submission, good planning principles require that the conversion requests for the Baif Property and the Rice Property be similarly dealt with. If the Region determines that the conversion request for the Rice Property should be supported, Baif's request should be supported as well.

Yours truly,

**Goodmans LLP**

A handwritten signature in black ink, appearing to read 'R. Houser', written in a cursive style.

Roslyn Houser  
RH/lr  
encl.

cc: Baif Developments Ltd.  
Emma West

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